

# INDIANA BOARD OF TAX REVIEW

## Final Determination Findings and Conclusions Lake County

**Petition #s:** 45-001-02-1-5-00171  
45-001-02-1-5-00172  
45-001-02-1-5-00173  
45-001-02-1-5-00174

**Petitioner:** Jeff Alexander

**Respondent:** Department of Local Government Finance

**Parcel #s:** 001-25-44-0005-0002  
001-25-43-0204-0037  
001-25-44-0005-0027  
001-25-44-0005-0001

**Assessment Year:** 2002

The Indiana Board of Tax Review (the "Board") issues this determination in the above matter, and finds and concludes as follows:

### Procedural History

1. Pursuant to Ind. Code § 6-1.1-4-34(c)(3), Jeff Alexander (Petitioner) filed four Forms 139L, Petition for Review of Department of Local Government Finance Action for Lake County Residents, petitioning the Board to conduct an administrative hearing of the above petition. The Form 139L petitions were filed on April 30, 2004.

### Hearing Facts and Other Matters of Record

2. Pursuant to Ind. Code § 6-1.1-4-34, hearings were scheduled for October 6, 2004, in Crown Point, Indiana. Notices of Hearing on Petition were mailed to the Petitioner at the address listed on the Form 139L petition. The Notices of Hearing on Petition were mailed, with proof of mailing, on August 31, 2004.

3. On October 6, 2004, Barbara Wiggins, the duly designated Special Master authorized by the Board under Ind. Code § 6-1.1-4-34(e), conducted administrative hearings on the Form 139L petitions. The Petitioner did not appear at the hearings.
4. The Petitioner did not contact the Board or the Special Master prior to the scheduled hearing date and did not request a continuance of the hearings.
5. The Special Master verified that the Notices of Hearing were mailed with proof of mailing. The Special Master also verified that the notices were not returned to the Board as undeliverable.
6. The following items are officially recognized as part of the record of proceedings:
  - A. Form 139L petitions
  - B. Notices of Hearing on Petition
  - C. Proof of mailing

### **Jurisdictional Framework**

7. The Indiana Board is charged with conducting an impartial review of all appeals concerning the assessed valuation of real property that is made from a determination by the Department of Local Government Finance. All such appeals are conducted under Ind. Code § 6-1.1-4-34.
8. The Board is authorized to issue this final determination, findings of fact and conclusions of law pursuant to Ind. Code § 6-1.1-4-34(k).

### **Administrative Review and the Petitioner's Burden**

9. A Petitioner seeking review of a determination of the Department of Local Government Finance has the burden to establish a prima facie case proving, by a preponderance of the evidence, that the current assessment is incorrect and specifically what the correct assessment would be. *See Meridian Towers East & West v. Washington Twp. Assessor,*

805 N.E.2d 475, 478 (Ind. Tax Ct. 2003); *see also, Clark v. State Bd. of Tax Comm'rs*, 694 N.E.2d 1230 (Ind. Tax Ct. 1998).

10. In making its case, the taxpayer must explain how each piece of evidence is relevant to the requested assessment. *See Indianapolis Racquet Club, Inc. v. Wash. Twp. Assessor*, 802 N.E.2d 1018, 1022 (Ind. Tax Ct. 2004).

### **Summary of Final Determination**

11. The Petitioner did not appear at the hearings. The Form 139L petitions are denied for the failure of the Petitioner to appear at the hearings and present evidence in support of the alleged errors in the assessments.

ISSUED: \_\_\_\_\_

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Commissioner,  
Indiana Board of Tax Review

### **IMPORTANT NOTICE**

#### **- APPEAL RIGHTS -**

**You may petition for judicial review of this final determination pursuant to the provisions of Indiana Code § 6-1.1-15-5. The action shall be taken to the Indiana Tax Court under Indiana Code § 4-21.5-5. To initiate a proceeding for judicial review you must take the action required within forty-five (45) days of the date of this notice.**